

**TOWN OF ELLINGTON
WATER POLLUTION CONTROL AUTHORITY
SPECIAL MEETING
OCTOBER 27, 2004
TOWN HALL, 7:00 P.M.
MINUTES**

Present: Mark Spurling, Edward Duell, Rex Myers, Stacie Mikol

Absent: Daniel Parisi

Also Present: Pamela Lombardo, WPCA Administrator, Werner Kunzli, Atty. Joseph Capossela, Eric Dellutri, David Webster, Russell Heinz, and Alan Williams

Chairman Spurling opened the Special Meeting of the Water Pollution Control Authority at: 7:00 p.m.

- I. CITIZEN'S FORUM - No one present wished to make a comment.
2. PUBLIC WORKS
 1. Monthly Public Works Report – No report
 2. Fairview Ext. - Sewer Replacement – No report
3. NEW BUSINESS
 1. Santini – Bond Reduction - Lombardo noted that there were conditional motions last month based on James Thompson's recommendations which she included in the agenda package.
 2. Crystal Ridge Phase II - Bond Reduction

MOVED (SPURLING) AND SECONDED (DUELL) TO APPROVE THE BOND REDUCTION FROM \$190,000 TO \$20,000 FOR CRYSTAL RIDGE PHASE II AS RECOMMENDED BY JAMES THOMPSON, TOWN ENGINEER. LETTER FROM THOMPSON HAS THE DATE OF JUNE 2, 2004 WHICH IS INCORRECT; SHOULD BE OCTOBER 19, 2004. PASSED UNANIMOUSLY.

3. Pinney Brook I & II- Approval of Specifications and Bond

MOVED (DUELL) AND SECONDED (MIKOL) TO APPROVE THE SEWER CONNECTION FOR PINNEY BROOK I & II WITH THE CONDITIONS SET FORTH BY THE TOWN ENGINEER AND ALSO TO SET THE BOND AMOUNT FOR \$30,000, ENGINEERING FEES AT \$1,500, AND INSPECTIONS AT \$2,400 AS RECOMMENDED IN THOMPSON'S LETTER OF OCTOBER 21, 2004; AND TO AUTHORIZE LOMBARDO TO PREPARE THE CONNECTION AGREEMENT WITH THE STANDARD LANGUAGE WITH THE BENEFIT ASSESSMENT SET AT \$1,638 PER BEDROOM. PASSED UNANIMOUSLY.

4. Oakhill Estates – Additional Lot – APN 047-034-0021

Atty. Capossela, representing Alan Williams for the Oakhill Estates Subdivision, reviewed the history of the approval process for Oakhill Estates. He stated that Mr. Williams had represented in the beginning of his approvals he was leaving this area as one lot and he may be back to subdivide at a future date. The Commission agreed to 89 bedrooms to be allowed for the original subdivision.

Mr. Alan Williams is seeking additional sewer capacity for these lots on the fringe of the Sewer Service Area. He had requested a transfer of sewer capacity from Edgewater Estates to Oakhill which was denied. Back in January 4, 1999, Mr. Williams relinquished all

interest in the capacity from Edgewater Estates. (Letter on file). Mr. Williams had hope he could have some of the sewer capacity he gave up.

Atty. Capossela reminded the Authority that the sewer allocation is only an estimate and the Authority can vote to change it. From his reading of the Facilities Plan, the allocated flow numbers are only estimates.

An alternative is to allow the lots to construct septic systems. . Jim Thompson's letter of October 13, 2004, states that since the lots are on the fringe of the sewer service area, the Authority could remove the land from the service area, so it could be serviced by septic systems.

5. Farmgate Age Restricted Development – Conceptual Approval

MOVED (SPURLING) AND SECONDED (DUELL) TO GRANT CONCEPTUAL APPROVAL TO FARMGATE AGE RESTRICTED COMMUNITY- 40 UNITS (AKA THE VILLAGE AT VALLEY VIEW) (APN 046-002-000), BASED ON THE RECOMMENDATION OF JAMES THOMPSON, TOWN ENGINEER AND THE PURCHASE OF ADDITIONAL WASTEWATER CAPACITY AT \$4.81GPD FOR THE ADDITIONAL GALLONS NEEDED BEYOND THE 40 BEDROOMS ALLOCATION IN THE 1998 FACILITIES PLAN UPDATE. MR. WERNER KUNZLI ACKNOWLEDGES THE FACT THAT THE SUB-DIVISION MUST REMAIN AN AGE-RESTRICTED 55 OR OVER TO QUALIFY FOR THE PURCHASE OF ADDITIONAL CAPACITY AND CAPACITY PURCHASED IS NON-TRANSFERABLE TO ANOTHER PARCEL... PASSED UNANIMOUSLY.

4. OLD BUSINESS

1. Webster - Windermere Ave-Atty. Capossela reviewed how this lot had conceptual approval for 1000gpd back in 1989 when Cimiano was going to develop it for commercial use. Also the plan was to connect directly into Vernon's sewer collection system.

Cimiano's proposal was dropped. Since that time the 1998 Facilities Update was done and this same piece was allocated 500 gpd. Atty. Capossela believed the 1998 Facilities Plan was only an estimate and the WPCA could vote to approve capacity use beyond the amount in the Facilities Plan.

Atty. Capossela submitted a letter from the Ellington WPCA dated 10/16/89 granting conceptual approval to Cimiano; the Plan of Development for Marks Industrial Plaza dated Sept 1989, Comm no. 89-1882 AR Lombardi., and application for conceptual approval. Please note the memo from Lombardo dated August 9, 2004 which reviews the status of the application.

The Authority decided to defer a decision till the November WPCA meeting.

1. Ellington Airport Sewer Extension

MOVED (SPURLING) AND SECONDED (DUELL) TO APPROVE THE REQUEST TO HIRE DR. CLARENCE WELTI, PE, TO DO THE BORINGS AND GEOTECHNICAL REPORTS FOR THE AIRPORT PUMP STATION LOCATED ON MEADOWBROOK RD IN THE AMOUNT OF \$3,500 AS RECOMMENDED BY JAMES THOMPSON, TOWN ENGINEER. PASSED UNANIMOUSLY.

5. ADMINISTRATIVE

1. Regular Monthly Invoices – October

MOVED (MIKOL) AND SECONDED (MYERS) TO APPROVE THE REGULAR MONTHLY INVOICES FOR THE WATER POLLUTION CONTROL AUTHORITY TOTALING \$7,428.71 FOR THE MONTH OF SEPTEMBER 2004. PASSED UNANIMOUSLY.

2. Monthly Approval Transmittal – October

MOVED (MIKOL) AND SECONDED (MYERS) TO APPROVE THE ACCOUNTS PAYABLE TRANSMITTAL FOR OCTOBER 2004 FOR THE AMOUNT OF \$200. PASSED UNANIMOUSLY.

3. Approval of Minutes

MOVED (DUELL) AND SECONDED (MYERS) TO APPROVE THE MINUTES FOR THE AUGUST 18, 2004 REGULAR WPCA MEETING AND PUBLIC HEARING. PASSED SPURLING, DUELL, MYERS AND ABSTAINING MIKOL.

MOVED (MIKOL) AND SECONDED (DUELL) TO APPROVE THE MINUTES OF THE SEPTEMBER 21, 2004 WPCA MEETING AND PUBLIC HEARINGS. PASSED MIKOL, DUELL, MYERS AND ABSTAINING SPURLING.

4. WPCA – Administration-

Lombardo noted the time was short and would postpone discussion until next month. She wanted the Authority members to be aware of the sewer user billing error due to the fact the Connecticut Water Company gave Ellington the wrong water consumption amounts. CTW did the credit adjustments and also mailed a letter on their stationery explaining the error. It has caused a lot of work including numerous phone calls and complaints.

5. Chasseral Meadows Sewer User – Complaint

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There were many complaints on the sewer user bills including the water used for sprinkling. Pease Farms and Santini homes received extremely high bills due to their sprinkling systems. Chasseral Meadows Association is also very concerned about the high sewer user bills.

At the time Chasseral Meadows was being approved at the land use staff meetings the Developers were told the user charges were based on the water consumption records and to put landscaping use on a separate water meter so the readings would not be included in the sewer use billing. The builder ended up installing separate sprinkler systems on each individual home. In addition to the issues with the customers, these readings will also be included Ellington's capacity at the plant.

6. Country Pure Foods

Thompson has not responded to a comparison of the pH readings at their plant to the comparison of the testing the Town of Vernon just completed at the Windsorville Pump Station.

MOVED (SPURLING) AND SECONDED (DUELL) TO ADJOURN THE SPECIAL MEETING OF THE WATER POLLUTION CONTROL AUTHORITY AT 7:59 P.M. PASSED UNANIMOUSLY.

Respectfully submitted,

Pamela Lombardo
WPCA Administrator